

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the continued use of 7000 Dunbar Road, for commercial purposes, including rooming house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): LEWIS INVESTMENT COMPANY, A Partnership
 (Type or Print Name) Neil J. Lewis, Partner
 Signature: [Signature]
 Address: [Address]
 City and State: [City and State]
 Attorney for Petitioner: Suite 205, 222 Saint Paul Place
 (Type or Print Name) Baltimore, Maryland 21202-7264
 Address: [Address] Phone No.: [Phone No.]
 Signature: [Signature]
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 City and State: [City and State]
 Name: Neil J. Lewis
 Suite 205, 222 Saint Paul Place 727-7642
 Address: [Address] Phone No.: [Phone No.]
 Attorney's Telephone No.: [Telephone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September, 1981, at 11:00 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

Section 101 - Definitions states:

"Rooming House: A building, other than a hotel or motel, where more than two rooms are rented.

"Nonconforming Use: A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective 'nonconforming' is a nonconforming use."

Whether by right or by way of a nonconforming use, it is clear that the definition of a rooming house limits the use of the second floor. It is also clear that the use of 7000 Dunbar Road as a grocery and liquor package goods store in either 1937 or 1944 constituted a nonconforming use upon the adoption of the zoning regulations in 1945.

Section 104 - Nonconforming Uses states:

"104.1 A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use, a period of one year or more...the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used." (emphasis added)

The Maryland Court of Special Appeals, in McKemy v. Baltimore County, 39 Md. App. 257 at 269-70, stated:

"...In deciding whether a current activity is within the scope of a nonconforming use, the Court indicated that the following factors should have been considered:

- (1) to what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;
- (2) is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;
- (3) does the current use have a substantially different effect upon the neighborhood;
- (4) is the current use a 'drastic enlargement or extension' of the original non-conforming use."

and, in Boyce v. Semple, 25 Md. App. 43, stated:

"Nonconforming uses are by definition inherently incompatible with permitted uses in a zone."

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and the Court of Appeals, in Green v. Garrett, 192 Md. 25, decided:

"A nonconforming use should not be perpetuated any longer than necessary."

Keeping in mind the guides and standards established in McKemy v. Baltimore County, supra, and the expressed intention that nonconforming uses, by reason of incompatibility with the uses permitted in a particular zone, be ultimately phased out, it is necessary to determine if an upholstery shop and a dance studio are, in effect, continuations of the grocery and liquor package goods store. Although it may be argued that both of these groups of uses are business related and possibly retail in nature and have little, if any, adverse impact upon the community, the uses are in fact substantially different. To conclude otherwise would perpetuate nonconforming uses just because of the argument that both are retail in nature. This would appear to be the expressed spirit and intent of Section 104.1, to wit, "...that upon any change from such nonconforming use to any other use whatsoever..." (emphasis added)

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of September, 1982, that the nonconforming use as a rooming house (four rooms) has existed and has been conducted on the second floor of the property known and designated as 7000 Dunbar Road prior to the adoption of the Baltimore County Zoning Regulations and, as such, is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
2. Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use.

It is FURTHER ORDERED that a dance studio is not a use for which the property was previously determined to be nonconforming and, as such, is hereby DENIED the right to continue from and after the date of this Order.

[Signature]
 Zoning Commissioner of Baltimore County

- 3 -

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 NE corner of Dunbar and Dunbar Rds., : OF BALTIMORE COUNTY
 12th District

LEWIS INVESTMENT COMPANY, : Case No. 82-87-SPH
 Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
 Peter Max Zimmerman
 Deputy People's Counsel
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 15th day of September, 1981, a copy of the foregoing Order was mailed to Neil J. Lewis, Partner, Lewis Investment Company, Suite 205, 222 St. Paul Place, Baltimore, Maryland 21202, Petitioner.

[Signature]
 John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1981

COUNTY OFFICE BLDG.
 218 N. Chesapeake Ave.
 Towson, Maryland 21204

ofo
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Mr. Neil J. Lewis
 222 St. Paul Place #205
 Baltimore, Maryland 21202
 RE: Item No. 14
 Petitioner - Lewis Investment Company
 Special Hearing Petition

Dear Mr. Lewis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to prove that the subject property at 7000 Dunbar Road enjoys a nonconforming status, this hearing is required. A similar request (Case #79-115-SPH) was granted for the property immediately adjacent and known as 7002 Dunbar Road.

Particular attention should be afforded to the comments of the Department of Permits and Licenses. If any explanation is required, you may contact Mr. Ted Barnham at 494-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
 NICHOLAS B. COMMODARI, Chairman
 Zoning Plans Advisory Committee

NBC:bco

Enclosures

cc: Evans, Hagun & Holdefer, Inc.
 8013 Belair Road
 Baltimore, Md. 21236



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

August 20, 1981

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #14 (1981-1982)
 Property Owner: Lewis Investment Company
 N/E corner Dunbar and Dunbar Roads
 Acres: .32 x .100 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property in connection with the Zoning Advisory Committee review for Item 24 of Zoning Cycle II (October 1971-April 1972), and Item 41 (1978-1979) for which no plan had been submitted. As all improvements exist, no further comments are required.

Very truly yours,

[Signature]
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

Attachments

F-SE Key Sheet
 17 SE 19 Pos. Sheet
 SE 5 E Topo
 103 Tax Map

October 5, 1978

Mr. S. Eric DiMenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #41 (1978-1979)
 Property Owner: Neil J. Lewis
 N/E corner Dunbar Rd. 32' E. Dunbar Rd.
 Existing Zoning: DR 5.5
 Proposed Zoning: Special Hearing to allow the continued commercial/retail use of the premises as a non-conforming use without restrictions as to type of use.
 District: 12th

Dear Mr. DiMenna:

The following comments are furnished in regard to the item submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property in connection with the Zoning Advisory Committee review for Item #24 of Zoning Cycle II (October 1971-April 1972).

This office has no further comment in regard to this item #41 (1978-1979), for which no plan has been submitted for Zoning Advisory Committee review.

Very truly yours,

[Signature]
 ELMERSON N. DIVER, P.E., Chief, Bureau of Engineering

RAM:EAM:FWR:ss

F-SE Key Sheet
 17 SE 19 Pos. Sheet
 SE 5 E Topo
 103 Tax Map

Attachment

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner herein seeks to establish the nonconforming use of 7000 Dunbar Road for commercial purposes, including a rooming house. The petitioner submitted a site plan indicating that the subject property, located on the northeast corner of Dunbar and Dunbar Roads, is zoned D.R.5.5 (Density, Residential), is improved with a two-story brick building designated as 7000 Dunbar Road, and is separated from 7002 Dunbar Road by a partition wall.
2. This request is in keeping with the Order dated June 30, 1981 (Case No. 81-302-V), wherein this Zoning Commissioner required "... that either a Petition for Special Hearing must be filed in order to determine the existence of a nonconforming use or the operation of a dance school must cease..."
3. Neil J. Lewis, a partner of Lewis Investment Company, testified that he had petitioned for a special hearing several years ago for approval of "... the continued commercial/retail use of the premises at 7002 Dunbar Road, Dundalk, Maryland, as a non-conforming use without being restricted..." (Case No. 79-115-SPH). A review of this file discloses that Mr. Lewis wrote a letter dated November 21, 1978 stating, "... Although I did not petition for a similar change for 7000 Dunbar Road, the situation existing there is exactly the same as at 7002 Dunbar Road. The two stores are joined..." The then Zoning Commissioner, S. Eric DiNenna, in his Order of April 26, 1979, gave recognition to the nonconforming use of 7002 Dunbar Road for commercial/retail use. Mr. Lewis further testified that he purchased both 7000 and 7002 Dunbar Road in June, 1975. Shortly thereafter, he rented the first floor of 7000 Dunbar Road to Vickie Weber and Lee Carr for a dance studio. There were four rented rooms on the second floor with a shared bathroom and no cooking facilities. Ms. Weber testified that she could remember 7000 Dunbar Road being used as a grocery and liquor package goods store in 1937. She also recalled the second floor of 7000 Dunbar Road being used for four room rentals and the second floor of 7002 Dunbar Road being used as an apartment. Ms. Carr was able to substantiate the testimony offered by Ms. Weber from approximately 1944. Additionally, they both testified that subsequent to the grocery store and prior to their tenancy, an upholstery store had operated at this location with no vacancy occurring for one year or longer. Ken Heamer testified that commercial businesses were conducted on the first floor and rental units on the second floor of both locations in 1951. He also testified that a barber shop had been operated in the rear of 7002 Dunbar Road and that, when it closed in 1980, his wife began operating a beauty shop. He was also able to substantiate the testimony that after the grocery store left in 1974, the upholstery store and then the dance studio occupied the site.
4. Based upon the testimony, it is unrefuted that commercial operations were occurring on the first floors and rental units on the second floors of 7000 and 7002 Dunbar Road prior to the adoption of the Baltimore County Zoning Regulations. All of the witnesses verified the continuation of such uses to the present with vacancies of less than one year.
5. No one appeared in opposition at the time of the public hearing.
6. The finding of a nonconforming use as a rooming house being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, thus, the public hearing is required.

ORDER RECEIVED FOR FILING

DATE September 24, 1981

BY John P. [Signature]

Administrative Assistant

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: August 12, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #239 - Chulan Sarwar
- Item #247 - Betty Lee Dulaney, et al
- Item #10 - Pung Kun Lun, et al
- Item #11 - Baltimore and Ohio Railroad Company
- Item #14 - Lewis Investment Company
- Item #15 - North View Associates
- Item #16 - Transportation Displays, Inc.
- Item #17 - Gale and Helen Nelson
- Item #18 - William and Kathryn Koenig
- Item #19 - East Bay Development Corp.
- Item #21 - Karen Daniels, et al
- Item #22 - Wesley R. and Cecilia M. Daub
- Item #23 - Demetris Demetris
- Item #24 - Bertha Linnen
- Item #26 - Robert H. and Pearl A. Bouse, Jr.
- Item #27 - Randallstown Associates
- Item #28 - Arundel Lumber Company, Inc.
- Item #29 - Pulaski Industrial Park, Assoc.
- Item #30 - Samuel L. and Margaret B. Brown
- Item #32 - Charles J. and Eva Lee Fisher, Jr.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: November 5, 1971
ATTN: Oliver L. Myers
FROM: Ellsworth M. Diver, P.E.
SUBJECT: Item #14 (Cycle October 1971 - April 1972)
Property Owner: Albert Froleyk, et al
Location: NE corner Dunbar and Dunbar Roads
Present Zoning: D.R. 5.5
Proposed Zoning: Rezone to D.P. 16; Spec. Ex. for offices and rooming house
District: 12th Sector: Eastern
No. Acres: 5,000 sq. ft.

This is an improved property. All public improvements exist. No comments are therefore required from this office.

Ellsworth M. Diver
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:SAM:OMK:iss

P-SE Key Sheet
17 SE 19 Position Sheet
SE 5 E Topo
103 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERRA
DIRECTOR

September 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #14, Zoning Advisory Committee Meeting, July 21, 1981, are as follows:

Property Owner: Lewis Investment Company
Location: NE corner Dunbar and Dunbar Roads
Acres: 32 X 100
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Since the petition is to approve a non-conforming use, there are no site planning factors requiring comment at this time.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Cymodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lewis Investment Company

Location: NE corner Dunbar and Dunbar Roads

Item No.: 14

Zoning Agenda: Meeting of July 21, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: George M. Wagonet Noted and Approved: George M. Wagonet
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb/rw



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC SCHOOLS
TOWSON, MARYLAND 21204
434-3310

NO. 12-10-15
DIRECTOR

July 27, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #14, Zoning Advisory Committee Meeting, July 21, 1981, are as follows:

Property Owner: Lewis Investment Company
Location: NE corner Dunbar and Dunbar Roads
District: 12th
Proposed Zoning: D.P. 5.5
Special Hearing to approve a non-conforming use for a dance studio and rooming house.

Acres: 32 X 100
District: 12th

The items shown below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1979, the State of Maryland Code for the Building and Code, and other applicable laws, as they may apply.
- B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 10 feet of an adjacent lot line shall be of one hour fire resistance construction, as required by the Baltimore County Building Code, and shall be fireproofed.
- F. Requested variance conforms with the Baltimore County Building Code, Section 105.1.
- G. A change of property shall be applied for, along with an alternate permit application, and three required sets of drawings indicating the structure will meet the Code requirements for the proposed change. Structure may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, with the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change is use is proposed to comply with the building requirements of Table 105.1 and the required construction classification of Table 200.
- I. Comments: Section 105.1 and Section 105.2 would be applicable here. Should any problems arise requiring any alterations an alteration permit would be required.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired additional information may be obtained by visiting Room 407 (Plan Review) at the West Tower, Towson, Maryland.

CLB:rh

BALTIMORE COUNTY PUBLIC SCHOOLS

1000 North Chesapeake Avenue, Towson, Maryland 21204

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Meeting of July 21, 1981

Item No. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Extract:
No. 12-10-15

Dear Mr. Hammond:

Re: Meeting on student population

Very truly yours,

William E. Hammond
William E. Hammond, Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

PETITION FOR SPECIAL HEARING
12th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Northeast corner of Dunbar and Dunran Roads
DATE & TIME: Tuesday, September 22, 1981 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave.,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve continued use of 7000 Dunbar Road, for commercial purposes, including rooming house.

All that parcel of land in the Twelfth District of Baltimore County

September 24, 1982

Mr. Neil J. Lewis
Lewis Investment Company
Suite 205, 222 St. Paul Place
Baltimore, Maryland 21202

RE: Petition for Special Hearing
NE/cor. of Dunbar and Dunran
Roads - 12th Election District
Lewis Investment Company -
Petitioner
NO. 82-87-SPH (Item No. 14)

Dear Mr. Lewis:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Being the property of Lewis Investment Company, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 22, 1981 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. V. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 82-87-SPH Item 14
SUBJECT: Petition for Special Hearing
Northeast corner of Dunbar and Dunran Roads
Petitioner- Lewis Investment Company

Petition for Special Hearing
Northeast corner of Dunbar and Dunran Roads
Petitioner- Lewis Investment Company

Twelfth District

HEARING: Tuesday, September 22, 1981 11:00 A.M.

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG : JGH:eb

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

September 17, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. Neil Lewis
Lewis Investment Company
Suite 205
222 St. Paul Place
Baltimore, Maryland 21202

RE: Petition for Special Hearing
NE/cor. Dunbar & Dunran Roads
Lewis Investment Company - Petitioner
Case #82-87-SPH

Dear Mr. Lewis:

This is to advise you that \$59.60 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 101629

DATE: September 22, 1981 ACCOUNT: # 01.662

AMOUNT: \$59.60

RECEIVED FROM: Lewis Investment Co.
FOR: Advertising and Posting for Case #82-87-SPH

VALIDATION OR SIGNATURE OF CASHIER

Lewis Investment Company
c/o Neil J. Lewis
Suite 205, 222 St. Paul Place
Baltimore, Maryland 21202

August 26, 1981

NOTICE OF HEARING

RE: Petition for Special Hearing
NE/cor. Dunbar & Dunran Roads
Lewis Investment Company - Petitioner
Case #82-87-SPH

TIME: 11:00 A.M.

DATE: Tuesday, September 22, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 9/16/81
Posted for: Petition for Special Hearing
Petitioner: Lewis Investment Company
Location of property: NE/cor. Dunbar & Dunran Roads
Location of Signs: Posting on Dunbar & Dunran Roads
Remarks: See map of Dunbar & Dunran Roads
Posted by: William E. Hammond Date of return: 9/17/81
Number of Signs: 1

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W.E.H.</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>									
Previous case: 77-115 S.P.H.	Map #									

BEGINNING first at the Northeast corner of the intersection of Dunbar and Dunran Roads and running thence along the Northernly side of Dunbar Road North 84 degrees, 5 minutes East (North 84 degrees, 5 minutes East) 32 feet thence at right angles to Dunbar Road North 5 degrees, 55 minutes West (North 5 degrees 55 minutes West) 100 feet thence parallel to Dunbar Road South 84 degrees, 5 minutes West (South 84 degrees 5 minutes West) 32 feet to the Easterly side of Dunran Road and thence along the Easterly side of Dunran Road South 5 degrees, 55 minutes East (South 5 degrees 55 minutes East) 100 feet to the place of beginning being all of lot 201 and the Westerly 7 feet of lot 202. The improvements thereon being known as No. 7000 Dunbar Road.

Mr. Neil J. Lewis
222 St. Paul Place
Baltimore, Md. 21202

Brown, Hagan & Kilduff, Inc.
6013 Balair Road
Baltimore, Md. 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of July, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Lewis Investment Company

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 10 day of July, 1981.

Filing Fee \$ 25.00 Received: ☒ Cash
☐ Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100461

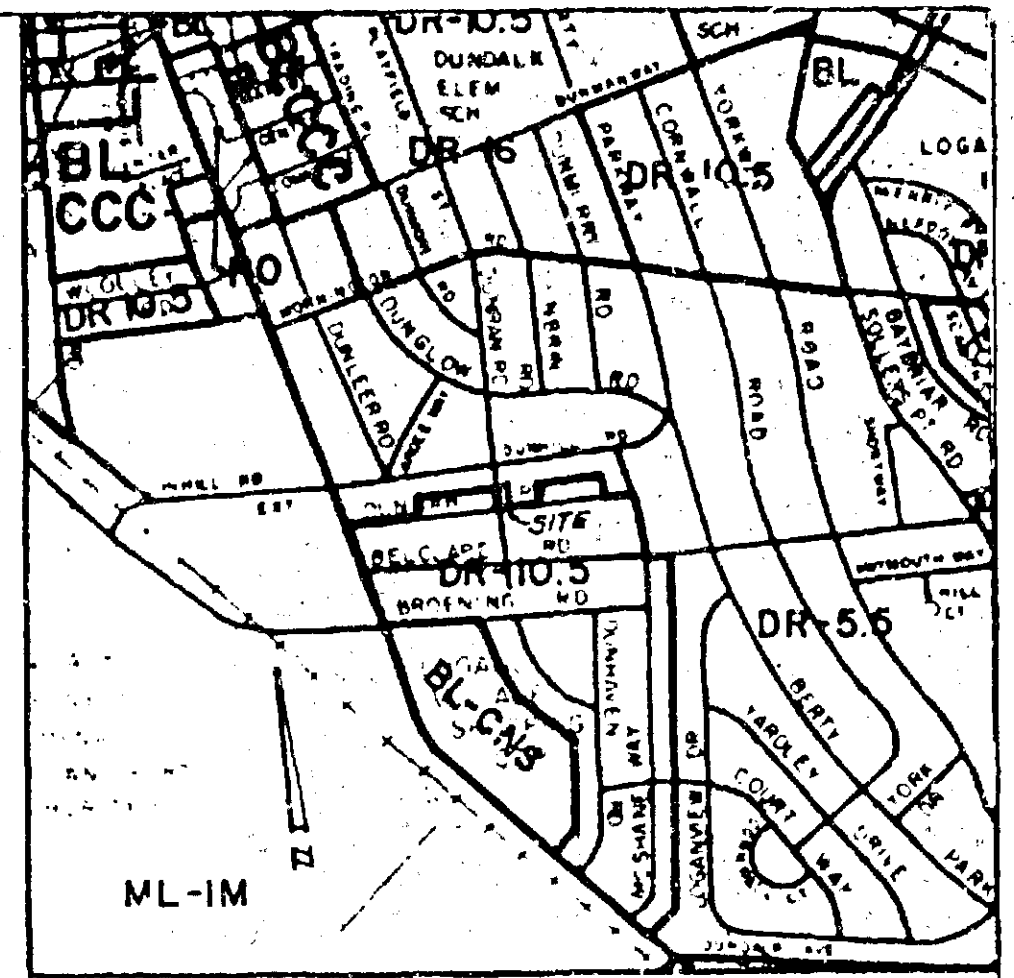
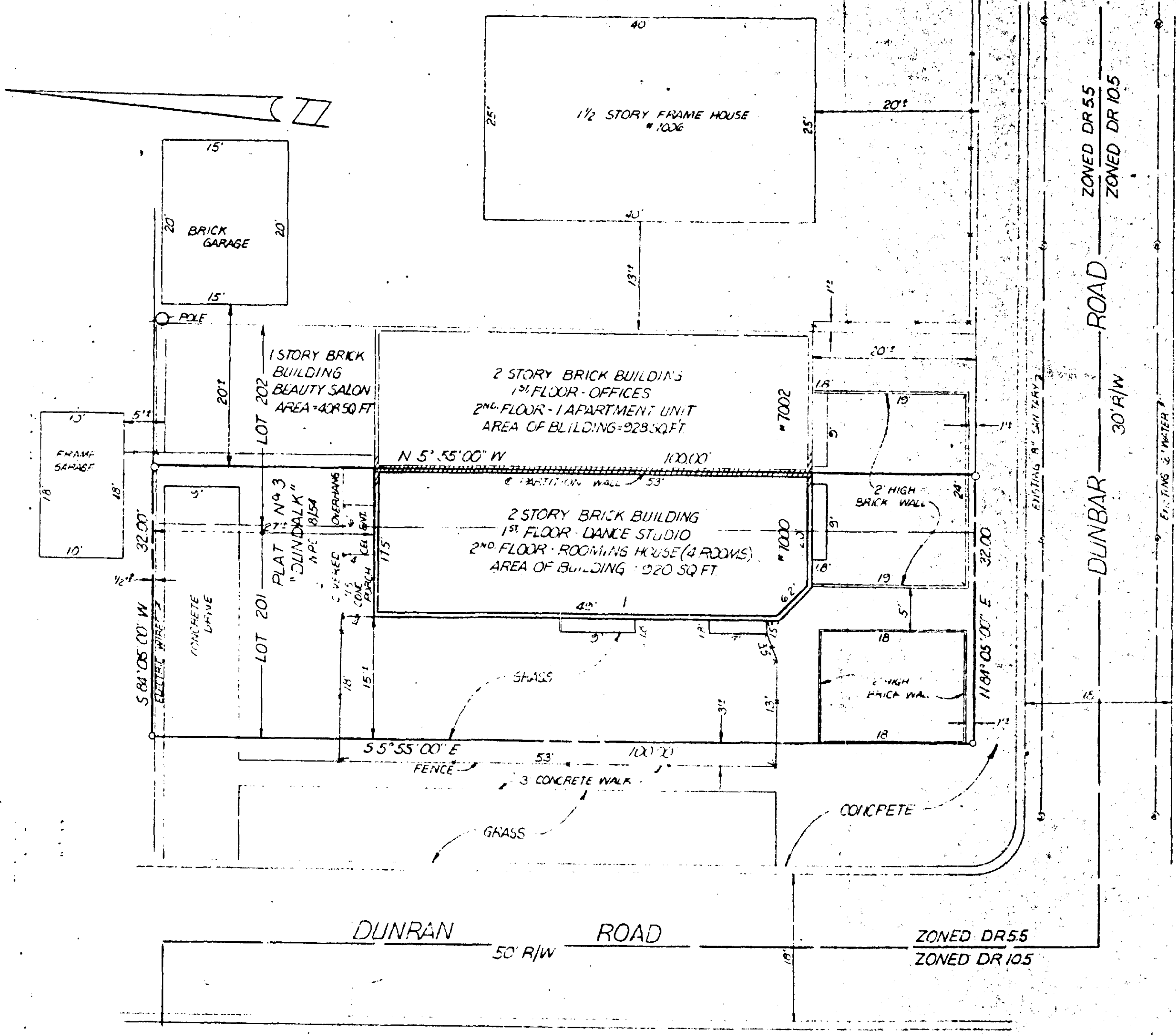
DATE: 8/25/81 ACCOUNT: 010 01-662

AMOUNT: \$25.00

RECEIVED FROM: Lewis Investment Co.
FOR: Filing Fee for Case #82-87-SPH

VALIDATION OR SIGNATURE OF CASHIER





LOCATION MAP
SCALE 1"=1000'

GENERAL NOTES

- ELECTION DISTRICT - 12
- EXISTING ZONING - DR 5.5
- EXISTING USE - DANCE STUDIO
1st FLOOR - DANCE STUDIO
2nd FLOOR - ROOMING HOUSE (4 ROOMS)
- PARKING SPACES REQUIRED - 3 SPACES
1st FLOOR - 220' x 300' - 3 SPACES
2nd FLOOR - 4 ROOMS - 2 SPACES
TOTAL PARKING REQUIRED - 6 SPACES
- PROPOSED ZONING - DR 5.5 WITH A PETITION TO ALLOW FOR CONTINUATION OF EXISTING COMMERCIAL USES AND A REQUEST FOR A VARIANCE TO SECTION 409.2.2 TO PROVIDE OFF STREET PARKING SPACES IN LIEU OF THE REQUIRED 6 SPACES.

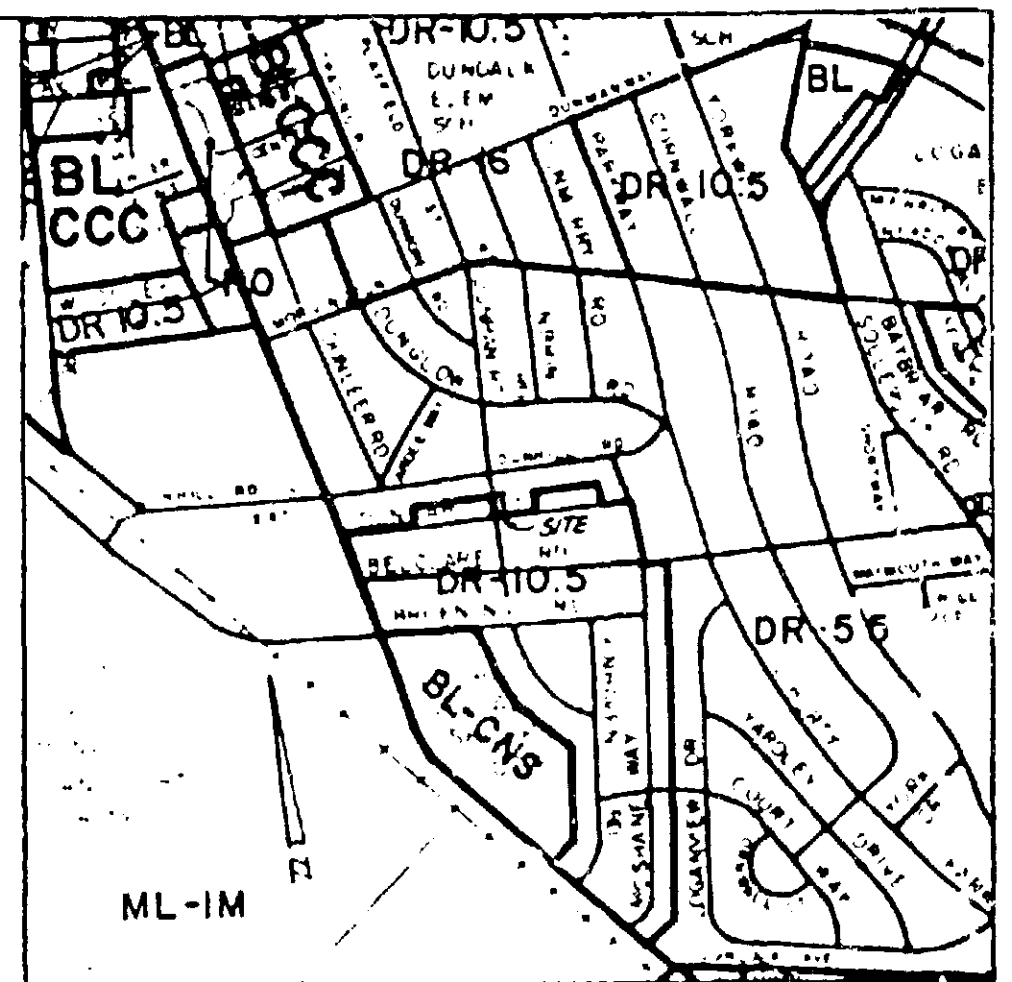
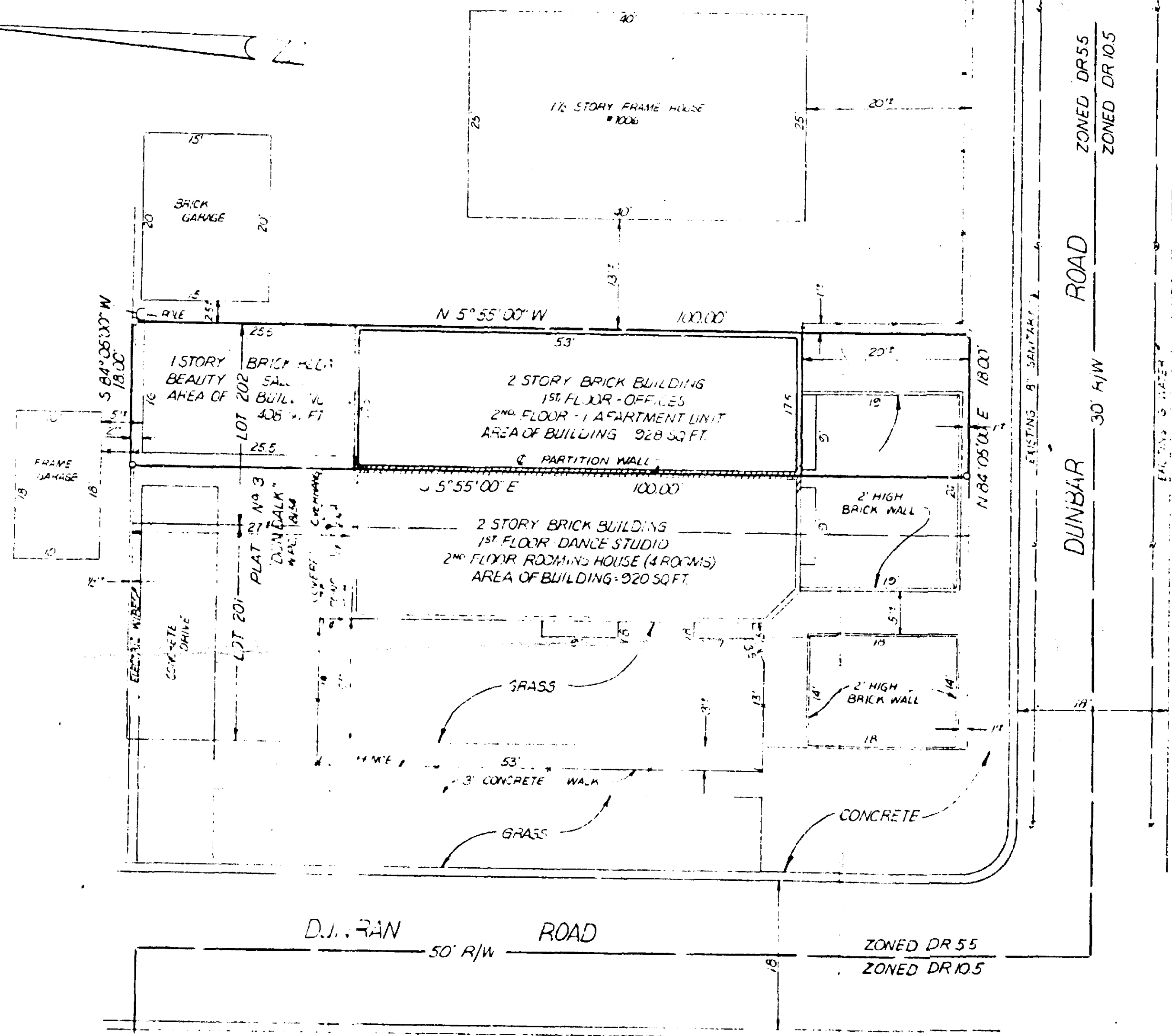
PLAT TO ACCOMPANY ZONING PETITION 7000 DUNBAR ROAD-BALTIMORE COUNTY, MD

FOR
NEIL LEWIS
222 ST PAUL PLACE
SUITE 205
BALTIMORE, MARYLAND 21202

PRELIMINARY PRINT 6/2/81
NOT FOR CONSTRUCTION

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD 21234
(301) 648 1501

DATE: SCALE:



LOCATION MAP
SCALE 1"=1000'

GENERAL NOTES

- ELECTION DISTRICT - 12
- EXISTING ZONING - DR 5.5
- EXISTING USE - SALES OFFICE & BEAUTY SALON
1st FLOOR - SALES OFFICE & BEAUTY SALON
2nd FLOOR - APARTMENTS (1 UNIT)
- PARKING SPACES REQUIRED - 5 SPACES
1st FLOOR - 1330' x 300' - 5 SPACES
2nd FLOOR - 1 PER APARTMENT UNIT - 1 SPACE
TOTAL PARKING REQUIRED - 6 SPACES
- PROPOSED ZONING - DR 5.5 WITH A PETITION TO ALLOW FOR THE CONTINUATION OF EXISTING COMMERCIAL USES AND A REQUEST FOR A VARIANCE FROM SECTION 409.2.2 TO ALLOW OFF STREET PARKING IN LIEU OF THE REQUIRED 5 SPACES.

PLAT TO ACCOMPANY ZONING PETITION 7002 DUNBAR ROAD-BALTIMORE COUNTY, MD.

PLANS PREPARED BY
James E. Hagan
10/28/81

FOR
NEIL LEWIS
222 ST PAUL PLACE
SUITE 205
BALTIMORE, MARYLAND 21202

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MICROFILMED